



**SEATTLE CITY COUNCIL
COMMITTEE on the BUILT ENVIRONMENT
Wednesday, December 8, 2010
9:30 a.m.**

Members: Sally J. Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Tom Rasmussen, Alternate

Staff: David Yeaworth, Legislative Aide
LaTonya Brown, Legislative Aide
Dan Nolte, Legislative Aide

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Unless otherwise noted, all meetings are held in Council Chambers on the
2nd floor of the City Hall, 600 Fourth Avenue, Seattle, Washington

PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED

1. **Chair's Report**
(5 minutes)

2. **Public Comment**
(10 minutes)

3. **Director's Report**—Department of Planning and Development
BRIEFING AND DISCUSSION (15 minutes)

Presenter: Diane Sugimura, Department of Planning and Development

Supporting Document:

- [COBE Monthly Report](#)

4. C.F. [310914](#) **Eitel Building Controls and Incentives**—Appeal of 1507 Group, L.L.C. of a recommendation by the Hearing Examiner on landmark controls and incentives for the Eitel Building, 1501 Second Avenue (Quasi-judicial).
ORAL ARGUMENT, BRIEFING AND DISCUSSION (30 minutes)

Presenter: Ketil Freeman, Council Central Staff

Supporting Document:

- [Eitel Building Controls and Incentives Presentation](#)

(OVER)



5. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing**—Opportunity for Councilmember direction on possible amendments to proposed legislation and on a companion work plan resolution.

Relating to land use and zoning, modifying locational criteria for various downtown zones and industrial zones; creating new zone classifications; modifying use provisions and development standards; enacting and amending affordable housing incentive programs; enacting and amending provisions for height and density bonuses and transfer of development capacity; amending Seattle Municipal Code Sections 23.34.108, 23.34.110, 23.34.114, 23.34.116, 23.41.004, 23.47A.005, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.015, 23.49.019, 23.49.020, 23.49.022, 23.49.044, 23.49.045, 23.49.046, 23.49.056, 23.49.058, 23.49.146, 23.49.148, 23.49.156, 23.49.158, 23.49.162, 23.49.164, 23.49.166, 23.49.178, 23.49.181, 23.49.198, 23.49.200, 23.49.208, 23.49.223, 23.49.226, 23.49.236, 23.49.242, 23.50.012, 23.50.016, 23.50.020, 23.50.026, 23.50.027, 23.50.028, 23.50.038, 23.50.051, 23.50.053, 23.53.006, 23.53.020, 23.58A.002, 23.58A.004, 23.58A.008, 23.58A.012, 23.58A.016, 23.58A.018, 23.66.018, 23.66.100, 23.66.150, 23.66.160, 23.66.302, 23.66.306, 23.66.308, 23.66.310, 23.66.318, 23.66.322, 23.66.324, 23.66.326, 23.66.328, 23.66.332, 23.66.334, 23.66.336, 23.66.338, 23.66.342, 23.74.010, 23.84A.002, 23.84A.006, 23.84A.036, 23.84A.038, 23.90.018, 23.90.020; enacting new Sections 22.900G.015, 23.49.023, 23.49.031, 23.49.059, 23.49.060, 23.49.143, 23.49.163, 23.49.165, 23.49.210, 23.49.212, 23.49.220, 23.49.250, 23.50.033, 23.50.039, 23.50.055, 23.58A.020, 23.58A.022, 23.58A.023, 23.58A.024, 23.66.032; repealing maps for Chapter 23.49 and enacting new maps to replace them; repealing sections 23.49.244, 23.49.246, 23.49.248 and 23.66.330; and amending the Official Land Use Map, Chapter 23.32, at pages 115, 116, and 117 to rezone areas within the South Downtown planning area and to expand the International Special Review District.
BRIEFING AND DISCUSSION (60 minutes)

Presenters: Susan McLain and Dennis Meier, Department of Planning and Development; Rebecca Herzfeld, Council Central Staff

Supporting Documents:

- [South Downtown Zoning Proposal Presentation](#)
- [South Downtown Memo](#)